



Forestry and
Land Scotland
Coilltearachd agus
Fearann Alba

Community Asset Transfer Scheme (CATS) for our national forests and land

ASSET TRANSFER REQUEST FORM

Introduction

Please read the relevant parts of the [Community Asset Transfer Scheme](#) (CATS) Guidance before completing this form. You may also wish to refer to the Scottish Government's [Asset Transfer Guidance for Community Bodies](#).

The Request must be submitted in writing, either as a hard copy or by email. Please answer all the questions. You can attach additional information as extra sheets or electronic documents. Please be specific. When answering the questions you do not need to repeat any information you have already given, but simply refer to an earlier answer or attached document.

Please return the completed form and supporting documentation to:

Community Asset Transfer Scheme Team
Forestry and Land Scotland
Apex 1, 99 Haymarket Terrace,
Edinburgh
EH12 5HD

E-mail: fls.communities@forestryandland.gov.scot

We will confirm receipt of your Request within 5 working days and you will receive a formal acknowledgement letter within 15 working days to confirm whether your Request is valid or requesting further information. We may also ask you for more information during the assessment and evaluation process.

CATS: ASSET TRANSFER REQUEST FORM

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015.

SECTION 1: Information about the community transfer body making the request

1.1 Name of the community transfer body making the asset transfer request

GRAVITATE NORTH EAST

1.2 Community transfer body address

This should be the registered address, if you have one.

Postal address: 89 Beaconsfield Place, Aberdeen

Postcode: AB15 4AD

1.3 Contact details

Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name: Michael Wilkes

Postal address: [REDACTED]

Postcode: [REDACTED]

Email: gravitatenortheast@gmail.com

Telephone: [REDACTED]

☐ We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *(Please tick to indicate agreement)*

You can ask the Forestry and Land Scotland to stop sending correspondence by email, or change the email address, by telling us at any time, as long as 5 working days' notice is given.

1.4 Type of eligible community transfer body

Please select **one** option and mark with an “X” in the relevant box to confirm the type of community transfer body and its official number, if it has one:

- a Company ☐ and its company number is _____
- or
- a Scottish Charitable Incorporated Organisation (SCIO) ☒ and its charity number is SC046136
- or
- a Community Benefit Society (BenCom), ☐ and its registered number is _____
- or
- Unincorporated organisation ☐ (no number)

Please attach a copy of the community transfer body’s constitution, articles of association or registered rules.

If the organisation is an eligible community transfer body under the Community Empowerment (Scotland) Act 2015 go to **Section 2**.

1.5 If the organisation is not an eligible community transfer body under the Community Empowerment (Scotland) Act 2015:

a) Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No ☐ Yes ☐

Please give the title and date of the designation order:

or b) Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

No ☐ Yes ☐

If yes what class of bodies does it fall within?

Section 2: Information about the land and rights requested

(see CATS Guidance Section 1.2)

2.1 Please identify the land to which this asset transfer request relates.

You should provide a **grid reference** and attach a **map** clearly showing the boundaries of the land to which this asset transfer request. You should also provide any name by which the land is known, and you may also wish to provide additional description. You can contact your Forestry and Land Scotland [Region](#) office for assistance in providing a copy of the map.

Grid reference: NJ672178

Area in hectares: The total footprint of proposal is 1.24 Hectares. Approximately 0.35 hectares will provide car parking and the finish area, 0.88 ha is the total area of trail treads (approximately 2m wide). The trails cross open ground and commercial forest, the area of forest taken out of production is approximately 0.78ha. The exact location and area of the proposal will be defined during the Planning Application Process and in detailed trail construction.

Name and description of the land: New Trails and Car Park on Pitfichie Hill, near Monymusk Aberdeenshire. Located in the northern extent of the Pitfichie and Corrennie Forest. The land subject to the CATS application consists of 2 mountain bike trails, an uphill access trail and a car parking area.

If your request is for a building, you should provide a street address and the Unique Property Reference Number ([UPRN](#)) if known.

Address:

UPRN (**if known**):

Section 3: Type of request, payment and conditions

(see CATS Guidance Section 1.4)

3.1 Please tick what type of request is being made:

- ☐ for **ownership** (under section 79(2)(a)) – go to **Section 3A**
- ☒ for **lease** (under section 79(2)(b)(i)) – go to **Section 3B**
- ☐ for other **rights** (section 79(2)(b)(ii)) – go to **Section 3C**

3A – Request for ownership

What price are you prepared to pay for the land requested (see CATS Guidance Section 2.2)?

Proposed price: £

Please attach a note setting out any other terms and conditions you wish to apply to the request.

3B – Request for lease

a) What is the length of lease you are requesting?

25 years lease for the construction and operation of a car park, mountain bike trails and toilets together with a non exclusive ancillary right to use the forest road for access to the site and Mountain Bike uplift vehicles, and the hosting of events.

b) How much rent are you prepared to pay? (see CATS Guidance Section 2.2)
Please make clear whether this is per year or per month.

Proposed rent: £ 3000 per annum and 8% of turnover for the uplift.

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

3C – Request for other rights

a) What are the rights you are requesting?
Do you propose to make any payment for these rights?

Yes No **X**

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Please attach a note setting out any other terms and conditions you wish to apply to the request.

Section 4: Community Proposal

You may wish to refer to relevant sections in supporting documents.

4.1 Please set out the reasons for making the request and how the land or building will be used.

This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.

Pitfichie Hill is a popular location near Monymusk in Aberdeenshire. Approximately 80% of the day to day visitors are mountain bikers, others include dog walkers, hikers and some horse riders.

Pitfichie Hill is an established mountain biking location including both natural, hand-built trails and machine-built trails. These were built by Forestry and Land Scotland and Aberdeenshire Trail Association, a local volunteer group. These trails include a downhill track which has been used in Scottish national competitions; and is renowned in Scottish racing, and by local race organisers, club groups and casual riders.

There are no facilities on the site to support users; currently visitors park in logging laydown areas, in the forest entrance or passing places on the public road. The lack of facilities and dedicated management, particularly of mountain biking, has led to residents nearby and bike riders raising concerns. These concerns include poor management of multi-user access, informal car parking, littering and other anti-social behaviour, unsanctioned trail building, impact on wildlife and inconsistently managed events..

Gravitate North East, on behalf of the mountain biking community, proposes to take on management of the facilities for riders, other forest users and the local community. The proposal will include a car park, riders paddock area (to separate riders from other other users) and two mountain bike trails. The construction will be funded primarily by grants that Gravitate North East have access to, that support mountain biking, sport and the outdoors. The ongoing operations will be funded by charges for car parking and providing an uplift service, by uplift vehicles, that transport bikes and riders to the top of the tracks. Mountain biking is a popular sport in Aberdeenshire, particularly for teenagers living in rural communities, and there is a ground swell of talented riders and racers. The facility, particularly the uplift, will complement the other biking locations in Aberdeenshire by creating a downhill racing and training focussed riding location for these users.

The facility will also support mountain biking, trail building and environmental groups working in the outdoors. The ongoing operations will include training in trail building, volunteering on biodiversity projects and education opportunities.

The proposed area covers only a small proportion of the wider forest and is limited to narrow strips along the trails. As such, Gravitare North East will integrate within FLS's wider forest management plan and operate in alignment with its objectives.

4.2 Benefits of the proposal

Please set out the benefits that you consider will arise if the request is agreed to (see CATS Guidance Section 3.2). This section should explain how the project will benefit your community, and others.

Please refer to the guidance on how the relevant authority will consider the benefits of a request.

Primarily, the proposal by Gravitare North East will stabilise the current and expanding use of this location by mountain bikers and other forest users through investing in fit-for-purpose car parking, toilets and improved site management. The site is used regularly by mountain bikers, walkers, runners, dog walkers and others. Including hosting events, of which there are five mountain biking events planned in 2026.

We see the main benefits as follows

Increasing Participation - *The Pitfichie Hill facility is a very popular location for biking; most days up to 5 cars are parked on site with bikers or other users. It is a popular location for riding, coaching and race events by Gravitare North East members. Local clubs, supported by Gravitare North East members, bring groups of 11 to 17 year olds to ride at Pitfichie, and local coaches support riders that compete at regional and national events. Races attract up to 200 riders and volunteer marshalls of all ages, including Gravitare North East members. However, we recognise that the facilities and management do not match up to this demand, and believe formal facilities are required.*

Once in place, there is the capacity to host community-based participation programmes, youth development initiatives, and partnerships with local schools and clubs. Gravitare North East members, working within other organisations, already engage underrepresented groups, including women, young people, and individuals from deprived or rural backgrounds, providing bikes, coaching, and access support. The project's design includes family-friendly spectator areas and inclusive facilities, ensuring everyone can engage with, and be inspired by, sport.

The growth in cycling locally means that schools and outdoor education are investigating opportunities to develop lifelong skills through cycling. For example, Pitfichie Hill is close to the Sir Arthur Grant Outdoor residential centre, which hosts school and outdoor group visits and training courses. One of the first British Cycling Courses for coaches in Downhill Racing was held there, hosted by a Gravitare North East Trustee. The rise in youth participation in mountain biking has occurred particularly within rural communities. Pitfichie Hill, will provide further challenging trails and features that will maintain their participation and progression. Gravitare North East members are already working in partnerships with Scottish Cycling, DMBinS, and local education providers to increase participation in coaching, leadership, sustainable trail maintenance training and volunteering opportunities.

Achieving Sporting Success - The trails at Pitfichie Hill are used by Gravitare North East members that are some of the best coaches and riders in Scotland. They are keen to deliver the national cycling strategy's aim of world-class facilities that can nurture their performance and inspire future athletes. Pitfichie Hill, although not large enough to host international events, will be built to meet this ambition. The centre's technical downhill trails, uplift infrastructure, and coaching zones create a professional-level training and competition environment. It is designed to host Scottish Downhill Association (SDA) and Scottish Enduro Series (SES) races, as well as national training camps. By offering a progression pathway for our riders from grassroots to elite competition, Pitfichie Hill directly supports the performance development pathway promoted by Scottish Cycling and Developing Mountain Biking in Scotland (DMBinS).

Driving Economic Impact and Sustainable Tourism - Gravitare North East is committed to, and already uses, local contractors, services and employees to build and operate the facilities. Through donations and contracts Gravitare North East has invested over £10,000 in Aberdeenshire businesses and charities this year. We hope to continue this through the project including using local contractors for the initial build and maintenance, employing local staff, using local service providers for example, site services or accounting. Our current business plan estimates that ongoing staffing, maintenance, marketing and administration could bring around £140,000 into the local economy directly.

Indirectly, the Scottish Mountain Biking (MTB) Strategy positions mountain biking as a key contributor to the national tourism economy, with a target of sustaining over 2.8 million annual MTB visits and a £225m Gross Value Add contribution by 2025. Pitfichie Hill already contributes directly to this goal, forecast to be £250,000 annually, as part of Aberdeenshire's adventure tourism offering. The project's integration with VisitScotland, Visit Aberdeenshire, and Opportunity North East will attract domestic and international visitors, driving overnight stays in the region and business growth in local rural communities.

Biodiversity - Gravitare North East has developed, and will continue to develop, a Biodiversity Plan to complement the FLS Land Management Plan. This Biodiversity Plan has identified small projects within the trail corridors (20m each side of the trail tread) that protect and promote biodiversity based on recommendations for improving biodiversity from the following bodies: RSPB, Scottish Wildlife Trust, NatureScot, Butterfly Conservation Scotland and Gravitare North East's Environmental Survey. These projects include, for example, removing non-native species in Plantations of Ancient Woodland Species, creating pools and wet areas and protecting and exposing walls for reptiles.

This proposal aligns with Aberdeenshire Council's aim to "Promote and support woodland's role in providing opportunities for community development, education and recreational access".

Continuing our work at Pitfichie Hill will demonstrate how a community-led, environmentally responsible infrastructure can deliver sporting excellence and economic resilience by increasing participation in mountain biking, achieving sporting success, and increasing economic benefit.

4.3 Restrictions on use of the land

If there are any restrictions on the use or development of the land, please explain how your project will comply with these. Your Forestry and Land Scotland [Region](#) office can provide assistance in identifying any restrictions and how to comply with them.

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

There are no specific restrictions: Gravitare North East will operate the facility in alignment with the FLS Land Management Plan.

4.4 Negative consequences

What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these?

You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.

Gravitare North East has held open forums with the local residents to present and discuss our proposals, and to co-develop plans in collaboration with the community council. Those that expressed concerns believed the negative consequences would be in four main areas; Increased visitors to the area; negative impact on wildlife and the environment, negative impact on water courses and private water supplies, and historically poorly managed multi-user access to the forest.

Gravitare North East had already recognised these potential issues, and has been able to improve their mitigation with the feedback from Gravitare North East forums and attending Community Council meetings. As a consequence of this feedback, Gravitare North East has investigated five locations for a Car Park and developed an operations plan that addresses concerns. The proposed location has been selected, primarily, because it is close to the trails in the forest. Experience of recent public events at Pitfichie, and from other facilities, show that if the car park is not near the trails then informal parking closer by will continue, or the extended access routes to the trails are difficult to monitor day to day. Furthermore, the proposed site provides the best users' experience, avoids surface water and drinking water hazards, minimises landscape impact because it is within the forest, and is more suitable for multi-use (e.g. walkers and horse riders that don't ride bikes are at their start point). Gravitare North East has also proposed an operations plan that provides litter collection, cleaning toilets, security of the roads and trails and monitoring and control of behaviour on the site.

Visitor numbers - *The maximum visitor numbers, of all types of user, to the Pitfichie Hill facility are estimated to be up to 20,000 p.a. (including those that already visit Pitfichie Hill). Gravitare North East has completed a Road Transport Statement to establish the viability of the public road access, a single track road. The current volume of traffic on the proposed access road and through the local village (2 miles from the site) is low.*

Recently, Gravitare North East counted cars on the day of a national race event with 250 participants, the largest anticipated visitor numbers on a single day. At the peak periods during the day, combined local and visitors traffic had a frequency of one car every minute, which did not cause any traffic issues at the event village located closer to the main road. Although it did identify locations for stewards to improve traffic management. The road traffic statement calculates the maximum peak

hour traffic flow of around 16 vehicles (8 arrivals and 8 departures). Through the planning process, we expect there will be a requirement to improve the longer section of single track road, including adding passing places.

Biodiversity - Gravitare North East will seek to improve the biodiversity and environmental management of its lease area through a Biodiversity Plan. The Preliminary Environmental Assessment showed that this area of commercial forest, which is pre-dominantly clear-felled, does have numbers of valuable species that could be promoted through small projects, and protected through the cycle of commercial forestry (planting mixed non-native conifers). Although the area of ancillary rights for these projects is small (approximately 19 ha) within the wider commercial forestry landscape, its management presents an opportunity to break up larger blocks of commercial forestry, improve connectivity between native woodland areas and promote biodiversity across the site. These projects could include removal of non-native species, staggering tree growth to form structural diversity, creating small wet areas to support insects and amphibians. Underpinning the plan will be structured recording and monitoring of species. Gravitare North East hopes that local environmental volunteer groups will join work groups to research, plan and execute these projects and the site becomes a resource for education.

Water Supply and Surface Water - Gravitare North East has carefully selected the proposed car park location to avoid watercourses, surface water flow paths and household water supplies, ensuring that there is no impact on these sensitive areas. Gravitare North East will ensure that the trails are constructed and maintained in a manner that avoids impacts on surface water and drinking water supplies. All surface water features and seepage areas will be mapped and avoided during construction, and trail design will follow established industry best practice to avoid impacts on site hydrology. The trails will be managed carefully for their impact, but they are a small area in comparison to the wider forestry operations, particularly as the site has recently been clear-felled, and is awaiting replanting.

Multi-user Management - Pitfichie Hill has been a popular destination for mountain biking since the 1990s, and its reputation and use have continued to grow alongside the wider growth of mountain biking nationally, and particularly within Aberdeenshire. Despite this long-standing popularity, there are currently no formal visitor facilities on site, such as car parking, signage, toilets, or waste bins.

The introduction of formal facilities and site services for forest users will significantly improve the visitor experience at Pitfichie Hill. In addition, there are existing concerns regarding unsanctioned trail construction, which will be addressed through the formalisation of site management, enabling trails to be developed, maintained, and managed in a coordinated and sustainable manner.

4.5 Capacity to deliver

Please show how your organisation will be able to manage the project and achieve your objectives.

This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

Gravitare North East (GNE) is a charity, based in Aberdeenshire, that was established in 2015 to build mountain biking infrastructure in the northeast of Scotland for the benefit of riders and the local

communities. The trustees, and core members, are experienced in project delivery and operations, are active in rider development and have a wide support network with businesses, user groups and local community.

The trustees at Gravitare North East are supported by an Advisory Board from North East Adventure Tourism (NEAT) Project, Opportunity Northeast and the Invest Aberdeenshire at Aberdeenshire Council. The NEAT project has been successful in developing community-led, not-for-profit infrastructure, through a community of adventure activity providers and service provider business.

The trustees can draw on the experience of its members including forestry, land management, ecology, vehicle maintenance, web development and cycling business and hospitality management. Many of the Trustees and members are active members of the Aberdeenshire Trail Association, and the two organisations will continue to work together to ensure delivery of the facilities at Pitfichie.

The trustees have identified the following roles that will be required for delivery and operation of this site.

Operations - Provision and day-to-day management of facilities, control of the uplift service, welfare induction and management of volunteers.

Forestry and Maintenance - Inspect and maintain all bike trails and adjacent forest areas, liaise with FLS on forest restrictions and the wider land Management Plan. Coordinate with Aberdeenshire Trail Association and contractors for execution.

Vehicle Management and HSE – Maintenance of the vehicle fleet and compliance with the Land Management Plan, CDM, UKWAS and other UK regulations.

Sport and Event Development – Manage a calendar of events, ensure compliance with Gravitare North East and FLS event standards, promote participation and performance in mountain biking with riders, clubs and coaches.

Biodiversity Development – Development and execution of the Biodiversity plan through collaboration with environmental interest groups and volunteers.

With support from professional advisors and local volunteer groups, including the Aberdeenshire Trail Association, for accounting, marketing, social media, legal, planning and forestry.

Section 5: Level and nature of support

5.1 Please provide details of the level and nature of support for the request from your community and, if relevant, from others (see CATS Guidance Section 3.2)

You should describe the community your body represents and include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been.

You should also show how you have engaged with any other communities that may be affected by your proposals.

Gravitate North East represents the community of mountain bikers in Aberdeenshire. Our core membership (25 members) directly supports the trustees' decision-making. The members include residents, which are both bikers and non-bikers, in Monymusk, the village local to Pitfichie Hill. These members include coaches that volunteer with a local youth bike club, Deeside Thistle Cycling Club (DTCC). The youth mountain biking section at DTCC has active 40 riders each year, and over the years our members have coached over over 300 kids. The members also include local race organisers, also Monymusk residents, that have organised three races in the last year and represent a total of 450 racers. Our members also include prominent, successful youth riders, who represent the views of the wider group of rider friends and teenagers at the local academies. The core membership, and trustees, also include Aberdeenshire Trail Association volunteers and the trail leads for Pitfichie Hill. This year the trail association, organised by these members, held over 10 trail maintenance sessions on Pitfichie Hill, with groups of up to 30 volunteers of all ages. The trail association has about 50 active volunteers. We are fortunate to have 3 Monymusk residents as members that are experienced in Forest Management, Vehicle management and hospitality that can advise the trustees. Some of the members, both Monymusk residents and from the wider area, are bike shop owners and bike related business owners. They represent a wider community of loyal customers and riders across Aberdeenshire. Gravitate North East members are consulting local business owners and working with the support of landowners on mountain-biking projects. We are working with the local environmental volunteers, for example RSPB volunteers, to contribute to our biodiversity plan. Gravitate North East has identified the catchment area of primary schools around Pitfichie Hill as an area of interest (community of place) for its charitable work: a recent example is a donation of balance bikes to two nursery schools within this catchment area.

Indirectly, through these members and social media, we estimate the community of Aberdeenshire mountain bikers and supporters (e.g. parents) is over 1000 people. The charity has 2700 Facebook and 1600 Instagram followers with posts attracting 1000 views and 30 to 100 likes. More widely, feedback from riders at 3 race events was fantastic, and surveys showed that attendees, from across northeast Scotland, were supportive of this project. This wider community has successfully raised approximately £140,000 over the last ten years.

The trustees at Gravitate North East are lucky to be supported by North East Adventure Tourism (NEAT) Project, Opportunity Northeast and the Invest Aberdeenshire at Aberdeenshire Council. The NEAT project has been successful in developing community-led, not-for-profit infrastructure, through a community of adventure activity providers and service provider business.

Gravitate North East has engaged with those outside the mountain bikers community through the local Cluny, Midmar and Monymusk Community Council. At the council's request, we used a survey of open questions to initially test our proposal and to flag concerns. Of the 80 respondents, 45% were

strongly positive, 30% neutral pending further information and 25% were strongly negative. The main concerns were traffic increase, negative impact on wildlife, disruption and litter and bad behaviour.

Gravitate North East subsequently hosted a full-day and evening drop-in session at the local village hall to present current plans for the site and gather further input. A group of residents that opposed the project organised an alternative survey and presentation in parallel with Gravitate North East's. We invited them, and they subsequently joined our information day for the whole period of both sessions. We responded to 12 questions in writing on the day and received 41 further questions.

Gravitate North East has continued to attend the Cluny Monymusk and Midmar Community Council meetings since August 2025 when we introduced the project to the council. We have met community councillors on the proposed site. Gravitate North East have hosted tours of similar biking facilities in the area (Banchory, Birse Woods and Tarland) although only one resident attended and have made an offer of the same visit to the community council. We have conducted a traffic counting survey during a Scottish-level race event and shared this information with the community council. We are aware that the community council representatives for Monymusk have raised their concerns with FLS and the Monymusk Estate, some of which have been passed on to Gravitate North East to act on. As the planning process proceeds we will publish our detailed plans to the public for feedback and have a structured consultation with other user groups (e.g. walkers, horse riders and environmental groups).

Section 6: Funding

Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land

(see CATS Guidance Section 1.5)

You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.

Development Funding – Development funding has been raised by GNE from its members, fundraising activities and donations, a total of £28,000.

Capital Funding – The forecast capital project cost for the site is £1.1 million including provision for uplift vehicles. A grant of £500,000 from the Scottish Cycling Facilities Fund is the foundation for capital costs. The majority of the balance of the capital costs is being sought from other funds;

Opportunity North East, a regional development organisation, is supporting Gravitare North East to raise and consolidate grant funding.

Operating revenue is derived primarily from two sources car parking and operation of a vehicle uplift

Car Parking Operating income, costs and profit – *Once in operation, the car park charges will provide the annual income of approximately £18,000. This is based on a daily parking charge of £3.50 with an annual volume of approximately 10,000 cars, with a 25% reduction for failures to pay. Further income from events fees and donations result in an annual income of £30,000. Cost include trail maintenance, site servicing, marketing and administration, including a £3000 p/a lease fee payable to FLS. Forecast profit is around £11,000 before tax.*

Uplift Service Operating income cost and profit – *The income from sales of uplift service tickets is based on assumptions of £35 per day, and capacity of 36 riders a day, 4 days a week for 50 weeks a year, assuming an average annual occupancy of 50% (an occupancy of approximately 30% is required to break even using current cost assumptions). These are based on Uk-wide rates, discounted for the lower visitor numbers and smaller scale of the facility at Pitfichie Hill. This indicates an income of £125,000 a year.*

The uplift service costs include insuring and taxing vehicles, fuel, employed drivers' costs and employers overheads. Operating costs include storage for vehicles, consumables, road and vehicle maintenance. An allowance has been made within the costs for marketing and promoting the uplift service on site. Total annual costs are estimated at approximately £140,000, including the fee payable to FLS, with estimated profit before tax of around £20,000 per year.

Gravitare North East have worked with the CATS at FLS team to identify an independent valuation of the Uplift Service proposed. However, given that there is only one Uplift Service currently operating in Scotland, there were only two firms prepared to estimate the value, and they recognised that there would be significant uncertainty in their results. Gravitare North East, also recognises that there is a large uncertainty on visitor numbers, uplift service costs and its viability. Therefore, Gravitare North East proposes a percentage share of turnover with FLS as part of the lease fee, for 3 years, until the actual value of the uplift service can be established through operations. We propose an 8%, equivalent to approximately £12,000 in our current estimations in addition to the £3000 p/a lease fee for the land.

Gravitare North East is an Incorporated Scottish Charity for the purposes to increase participation in mountain biking, increase biodiversity and support local communities. Any proceeds from activities at Pitfichie Hill must serve these purposes.

Signature

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

1.

Name

Address

Date

Position

Signature
2.

Name

Address

Date

Position

Signature

Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

Section 1 – you **must** attach your organisation’s constitution, articles of association or registered rules

Title of document attached: Gravitare North East Constitution

Section 2 – any maps, drawings or description of the land requested

Documents attached: Location, Site Description and Areas

Section 3 – note of any terms and conditions that are to apply to the request

Documents attached:

Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.

Documents attached:

Section 5 – evidence of community support

Documents attached: Evidence of Community Support

Section 6 – funding

Documents attached: